

**Town of Vernon
Planning & Zoning Commission (PZC)
Meeting Minutes - APPROVED
Thursday October 20, 2016
7:30 PM
Probate Conference Room
Vernon Town Hall, 1st Floor, 14 Park Place
Rockville / Vernon, CT**

1. Call to Order & Roll Call

- Meeting was called to order at 7:30pm.
- Regular members present: Charles Bardes (Chairman), Victor Riscassi, Wes Shorts, Susan Reudgen, Ronald Scussel and Alternate Joseph Miller (sitting for Hector Reveron)
- Staff present: Marina Rodriguez, Town Planner
- Recording secretary: Cassandra Minor

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VERNON TOWN CLERK
16 NOV - 9 PM 3:40

2. Administrative Actions / Requests

2.1 Amendment / Adoption of Agenda - Additional business to be considered under agenda item #4 "Other Business"

- None

2.2 Communications received NOT related to Agenda items

- None

2.3 Acceptance of Minutes of PZC 10/06/16

- Chairman Charles Bardes recommended to hold the approval of minutes from the October 6, 2016 meeting so that additions can be added by the recording secretary. The minutes will be approved at the 11/3/16 meeting.

Susan Reudgen made a motion to postpone the acceptance of the minutes until the 11/3/16 meeting. Wes Shorts seconded and it passed unanimously.

3. Public Hearing and Action on Application

3.1 Application (PZ-2016-16) of Rashid Hamid for a Special Permit for a Commercial Recreational Facility (Cross Fit) #29 Naek Road (Assessor's ID: Map #03, Block #0004, Lot/Parcel #008-3).

- Town Planner Marina Rodriguez read the Public Notice into record.
- The following town staff comments were submitted into record:
Town Planner 10/11/2016, Town Engineer 09/27/2016, Fire Marshal 09/15/2016, Health District 09/27/2016, Building Official 09/15/2016, Wetlands Enforcement Officer 09/16/2016, Zoning Enforcement Officer 09/16/2016, Traffic Authority 09/19/2016.

- Attorney Leonard Jacobs presented the proposed application on behalf of the Applicant Rashid Hamid.
- Susan Reudgan disclosed to the commission that from 1996 to 1998 she audited the books for Rashid Hamid's construction business. She did not believe this would be a conflict and Attorney Jacobs agreed.
- The facility will occupy 3,260 square feet in rear building for a fitness studio.
- There would be 12-14 people at one time for a class of 1 hour long.
- The peak hours of operation of the business are mornings from 5am to 7am and evenings from 4pm; times are subject to changes.
- Bathroom facilities including showers for both Men and Woman would be installed.
- The applicant will contact the Health Department if they plan to offer any food, per Health Department comments.
- Sebby Testa spoke regarding to the concern of noise and stated that the noise would be contained as the building has double sheetrock and insulated walls between tenants and will be contained by operators.
- There were no comments from the public regarding this application

Susan Reugen made a motion to approve application with the stipulation that applicant contact the Health Department to ensure they follow all applicable Health Department rules. Victor Ricassi seconded the motion and the motion passed unanimously.

4. Other Business / Discussion

4.1 Receipt of Application

- Section 8.24 Referral for recommendation on disposition of 97 Main Street for Commission review for November 3, 2016 meeting.
- Application for Site Plan Development and special permit for O'Reilly Auto Parts at 504 Talcottville Road public hearing to be held at November 17, 2016 meeting.

Susan Reudgen moved the motion to schedule the Referral for recommendation on the disposition of 97 Main Street to the November 3, 2016 PZC meeting. Wes Shorts seconded and it passed unanimously.

Susan Reudgen moved the motion to schedule the public hearing for the special permit for O'Reilly Auto Parts at the November 17, 2016 PZC meeting. Wes Shorts seconded and it passed unanimously.

4.2 Additional business to be considered should be introduced under PZC meeting agenda item "#2.1 Amendment/Adoption of Agenda" at the beginning of the meeting

- Chairman Bardes asked for the status of the two items from the last meeting: 1) town exempt from zoning regulations, and 2) zoning complaint about trash pick-up hours at Tractor Supply. Marina Rodriguez responded that 1) she is following up with the town on this question, and 2) she has left a message for the resident who complained and the Zoning Enforcement Officer has been notified.
- Chairman Bardes asked for the status of the Freedom of Information meeting scheduled for October 26, 2016 and if there needs to be representation from the Commission. Marina Rodriguez explained that there is no testimony scheduled

for this meeting, therefore there is no request for attendance from the Commission. After discussion, Marina Rodriguez suggested that if anyone wants to attend they should contact John Ward, Town Administrator.

5. Adjournment

Susan Reudgen made a motion to adjourn the meeting and Wes Shorts seconded. The motion passed unanimously. The meeting adjourned at 7:46pm.

Respectfully Submitted,

A handwritten signature in cursive script, appearing to read "Cassandra Minor".

Cassandra Minor
Recording Secretary